

**SUMMARY OF INDIANA STATE PLAN RELEASE REQUIREMENTS  
CITY OF MARTINSVILLE, INDIANA  
OFFICE OF THE CITY SUPERINTENDENT**

Prepared by Ross Holloway, P.E., P.L.S., City Engineer, February 23, 2003  
From IC 22-12-1 and 675 IAC 12-4

**NEW CONSTRUCTION**

A State Plan Release is required for all "Class 1" structures. Class 1 structures are:

1. A building or structure occupied by or used in any part by:
  - a. The Public.
  - b. Three (3) or more tenants, including three (3) or more condominium units.
  - c. One (1) or more employees of another person.
  - d. Any improvement affecting access by persons with physical disabilities to a building or structure.
  - e. When mounted on the roof of a Class 1 structure: Signs exceeding 100 square feet, satellite dishes exceeding ten (10) feet in diameter, and antennas exceeding thirty (30) feet in length.
2. The following buildings, uses, and structures are **EXCLUDED** from the requirement for obtaining a state plan release.
  - a. Agricultural building or structures not used for retail trade.
  - b. A stand used for retail sales of farm produce for eight (8) or less consecutive months in a calendar year.
  - c. Class 2 structures (see item 3 below).
  - d. Vehicular bridges
  - e. Structures of sewage, water, gas, and electric utilities, unless a part of the structure will be occupied or used by the public or an employee of the utility.
  - f. Temporary structures.
  - g. Structures owned by the federal government or located on land under the jurisdiction of the federal government.
  - h. One (1) story detached accessory Class 1 structures in Group B, F, R, S, U, or M occupancy classifications that do not exceed five hundred (500) square feet and are used as equipment shelters, tool and storage sheds (not used for storage or handling of hazardous materials), freezers or coolers or other similar uses.
  - i. One (1) story attached accessory Class 1 structures in Group B, F, R, S, U, or M occupancy classifications that do not exceed three hundred (300) square feet and are used as equipment shelters, tool and storage sheds (not used for storage or handling of hazardous materials), freezers or coolers or other similar uses and do not impose an excessive structural load onto the existing structure.
  - j. One (1) story detached Class 1 structures that do not exceed five hundred (500) square feet, have at least one (1) unenclosed side: and are used for personnel shelters, such as bus stops, picnic shelters, and gazebos.
  - k. One (1) story detached Class 1 structures that do not exceed two hundred (200) square feet and are used as guard houses or retail sales outlets such as kiosks, drive-up facilities, and roadside fruit and vegetable stands.

- l. Fences, except enclosing public swimming pools or liquefied petroleum gas storage facilities.
  - m. Retaining or enclosure walls, except for those surrounding flammable or combustible liquids or gases storage facilities.
  - n. Installation or replacement of tanks and dispensing equipment for flammable and combustible liquids or gases storage facilities when: liquid petroleum gas (LPG) storage facilities having a total capacity of not more than four thousand (4000) gallons and not single tank has a capacity of more than two thousand (2000) gallons; or storage tanks for Class I, II, IIIA, or IIIB liquids, having a capacity of six hundred sixty (660) gallons or less and that are portable and are for temporary use only.
3. Class 2 Structures are:
- a. One and two unit dwellings, unless part of the building or structure is regularly used as a Class 1 structure.
  - b. An outbuilding used for a one or two unit dwelling, such as garage, barn or family swimming pool, unless any part of the outbuilding is regularly used as a Class 1 structure.

### REMODELING OR ALTERING CONSTRUCTION

A State Plan Release is required for alteration or remodeling of all “Class 1” structures, **EXCEPT** when work is limited to one or more of the following:

- a. Any exempt structure listed above.
- b. Any of the following **PLUMBING** work.
  1. Replacement of piping, valves, or fixtures provided that the replacement does not involve the relocation of the fixtures.
  2. Installation of plumbing fixtures where not more than five (5) draining fixtures are involved.
  3. Replacement of water heaters with a similar type and capacity in the same location.
  4. Installation of water heaters with a capacity of one hundred (100) gallons or less.
- c. Any of the following **ELECTRICAL** work.
  1. Replacement in the same location of electrical equipment or devices of a similar type and rating provided it is in a nonhazardous area and there is no change in voltage or phases.
  2. Portable or temporary equipment energized by a cord and plug.
  3. Installation of branch circuits not exceeding the capacity of the electrical distribution system within the existing building.
  4. Low-energy power, control and signal circuits of Classes II and III as defined in the Indiana Electrical Code, except circuits for fire detection or fire alarm systems.
  5. Electrical wiring, apparatus, or equipment installed by a public or private utility.
  6. Electrical wiring, devices, appliance, apparatus or equipment operating at less than twenty-five (25) volts and not capable of supplying more than fifty (50) watts of energy, except for fire detection or fire alarm systems.
- d. Any of the following **MECHANICAL** work:

1. Installation of any portable heating, ventilating, and air conditioning appliances or equipment
  2. Replacement of mechanical appliances and equipment with a similar type and rating in the same location
  3. Installation of a heating system having an output not in excess of four hundred thousand (400,000) British Thermal Units (BTU) per hour, a cooling system having an output no greater than fifteen (15) tons (180,000 BTU) per hour, or a combination of the two (2) having an air-handling capacity not in excess of nine thousand (9000) cubic feet per minute.
  4. Installation of heating or cooling equipment to be used for commercial processing work.
- e. Any of the following **MISCELLANEOUS** work:
1. Painting, papering, and replacement of coverings on walls, ceiling, roofs, or floors and similar finish work, including replacement or deglazing of glass.
  2. Cases, counters, and partitions not over six (6) feet in height.
  3. Penetration of non-fire rated exterior walls where the width of the opening does not exceed six (6) feet and is not for a required exit.
  4. Installation of one (1) or more non-load bearing partitions not to exceed a total of one hundred (100) lineal feet in length provided it is not apart of a corridor or a partition that is required to be of fire-resistive construction
- f. Any of the following **FIRE SPRINKLER** system work:
1. Additions and alterations provided the following limitations are not exceeded and further that all additions or alterations permitted shall be documented by the installer and kept on file with the maintenance and testing records required by 675 IAC 22.
    - A. Replacement of components of existing wet fire sprinkler systems of light and ordinary hazard classification as defined in 675 IAC 13 to include heads, equipment and piping to restore the system to its original condition and configuration.
    - B. Alteration of existing light and ordinary hazard classifications, including up to relocation of up to fifty (50) heads of a wet type to accommodate new partitions or ceiling locations as long as the design occupancy hazard or commodity classification is not increased; conversion of a dry type system to a wet or antifreeze type system not exceeding ten (10) heads, or conversion of a wet or antifreeze type system not exceeding ten (10) heads.
    - C. Addition of sprinkler heads to an existing wet type fire sprinkler system of twenty (20) or fewer heads to a light hazard system, or ten (10) or fewer heads to an ordinary hazard system.
    - D. Alterations allowed by clause B and additions allowed by clause C above where the total number of sprinkler heads is fifty (50) or less for a wet system and ten (10) or less for a dry system.

## OCCUPANCY OF EXISTING BUILDINGS

1. No change in the character or use of any building or structure shall be permitted which shall cause the building or structure to be classified within a different occupancy group or within a different division of the same group, unless such building or structure:
  - a. Complies with or is made to comply with, the current files of the commission for new construction for the proposed revised use of the building
  - b. Complies with, or is made to comply with, 675 IAC 12-8
  - c. Complies with, or is made to comply with, 675 IAC 12-13
2. Occupancies or rooms, in which the use is changed to include the consumption of alcoholic beverages, and unseparated accessory uses to those occupancies or rooms, where the total area of such unseparated rooms and accessory uses exceeds five thousand (5000) square feet, shall be made to comply with the sprinkler requirements of 675 IAC 13. For the use to be considered as separated, the separation shall not be less than as required for a one (1) hour occupancy separation in accordance with 675 IAC 13.
3. The following accessory uses within a Class 2 structure shall not be prohibited provided they are in one (1) room, which does not exceed five hundred (500) square feet in floor area.
  - a. Wholesale and retail sales.
  - b. Offices.
  - c. Craft or hobby workshops.
  - d. Storage and sales rooms for other than hazardous materials.
  - e. Instructional classroom for less than twenty (20) adults or children when used no more than twelve (12) hours per week or four (4) hours in any one (1) day.
4. Class I and Class II childcare homes are permitted accessory uses within Class 2 structure provided the childcare homes are licensed in accordance with IC 12-17.2.

## DESIGN PROFESSIONAL REQUIRED

A design professional, an Indiana registered architect or professional engineer, is required where a design release is required for Class 1 Structures, **EXCEPT** when:

1. A Class 1 structure contains thirty thousand (30,000) cubic feet or less of space. Space is calculated to include total interior of the building or structure, including attached structures, from the lowest floor to the decking of the roof.
2. Additions to Class 1 structures provided the addition is thirty thousand (30,000) cubic feet or less of space. Space is calculated to include total interior of the building or structure, including attached structures, from the lowest floor to the decking of the roof.
3. Alterations to a Class 1 structure provided the alteration does not involve changes affecting the structural safety of the Class 1 structure.
4. Installation or alteration of an automatic fire sprinkler system provided the design is prepared by a qualified person as described in 675 IAC 12-6-9(4)(b).

**NOTICE TO USERS OF THIS SUMMARY:** This summary of the State of Indiana Fire Prevention and Building Safety portion of the Indiana code (IC) and Indiana administrative Code (IAC) is intended to be use only as a guide to interpretation of the codes. It is not intended nor given to be used as a replacement or substitute for the codes. Each user is hereby notified that this summary is not to be used for code compliance. Design and compliance questions must be to submitted to a qualified design professional or the Indiana Department of Fire Prevention and Building Safety.